

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2224/OF1
2.	<b>Proposed Development:</b>	SINGLE STOREY SIDE EXTENSION FOR LIVING, KITCHEN, DINING ROOM AND BOUNDARY FENCE
3.	<b>Location:</b>	16 BRAYTON ROAD, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  <p>This application relates to 16 Brayton Road, a semi-detached property located on an existing housing estate within the Bransty area of Whitehaven. The site benefits from a large side garden with a 1.8-metre-high boundary hedge and a driveway to the rear of the dwelling.</p> <b>PROPOSAL</b>  <p>Planning Permission is sought for the erection of a single-storey side extension to provide an enlarged kitchen/dining/living room and a new utility and ground floor shower room. It will project 6 metres from the side elevation and the depth will 6.657 metres. It has been designed to include a hipped roof with an overall height of 4.5 metres and an eaves height of 2.6 metres. The front elevation will include two windows, the side elevation will be blank and the rear elevation will include a window and patio doors. It will be finished in render, grey slate and white UPVC windows and doors to reflect</p>	

the existing property. It will also be lit by 3 skylights.

The proposal also includes the removal of the side boundary hedge and the replacement with a new vertical boarded 1-metre-high fence. The boundary hedge will remain to the front of the property.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

### **CONSULTATION RESPONSES**

#### Whitehaven Town Council

No objections.

#### Highway Authority and Lead Local Flood Authority

Standing Advice.

#### Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 properties - No objections have been received as a result of this consultation process.

### **PLANNING POLICIES**

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

#### **Development Plan**

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

#### Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

#### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

#### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

## Cumbria Development Design Guide

### Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

Policy CO7PU – Parking Standards and Electric Vehicle Charging Infrastructure

### **ASSESSMENT**

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity and highway safety.

#### Principle of Development

The proposed application relates to a residential dwelling within Whitehaven and it will provide an enlarged kitchen/dining/living room and a new utility and ground floor shower room and a new boundary fence. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18 of the Local Plan and the NPPF guidance.

#### Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18 seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed extension is considered to be relatively modest in scale and appropriately located within the site. The hipped roof design will match the character of the existing semi-detached property and it will reduce the scale and massing of the extension. The single-storey design will ensure that the proposal appears subservient to the main dwelling and it will not be overbearing for the neighbouring properties. In addition, the choice of materials will reflect the existing property and

therefore the extension will not be excessively prominent within the locality.

Furthermore, following discussions with the agent, the proposed boundary fence will not exceed 1 metre in height adjacent to the pavement. It is proposed that the full details are secured by the use of a planning condition to be submitted and approved in writing by the Local Planning Authority prior to the installation.

On balance, the proposal is considered to reflect the character and appearance of the existing dwelling and there it complies with Policies DM10 and DM18(A) and the NPPF guidance.

#### Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

Whilst potential amenity issues between the proposed extension and the neighbouring properties were considered, the extension will be relatively modest in scale and appropriately located within the side garden. It will be stepped away from the side boundary and an amended hipped roof design was sought to reduce the scale and massing. This will ensure the extension does not appear overbearing to the neighbouring properties and the street-scene.

In addition, due to the separation distances, the proposal is not considered to cause unacceptable overshadowing or overlooking issues and no concerns have been received as part of the neighbour consultation process.

On this basis, the proposal is not considered to cause unacceptable harm to residential amenity and therefore it will satisfy Policies DM18(B), DM18(C) and the NPPF guidance.

#### Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The site visit confirmed the existing off-street parking to the rear of the property meets the needs of the dwelling and the Highway Authority requirements. The kitchen extension is therefore not likely to result in any material effect on the existing highway conditions.

On this basis, the proposal is considered to comply with Policy DM22 and the Cumbria Development Design Guide.

#### Planning Balance and Conclusion

This application seeks to erect a single-storey side extension to provide an enlarged kitchen/dining/living room and a new utility and ground floor shower room and a new boundary fence.

The proposed side extension is considered to be of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. In addition, due to the Permitted Development fall-back position, the new fence is also considered to be

	<p>of an appropriate scale. Details of the design can be secured by a planning condition.</p> <p>Overall, the application represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li> <p>The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> </li> <li> <p>This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -</p> <p>Application Form, received 24<sup>th</sup> May 2022;  Location Plan, scale 1:1250, drawing ref 22/03341/01, received 24<sup>th</sup> May 2022;  Existing Block Plan, scale 1:200, drawing ref 22/03341/01, received 24<sup>th</sup> May 2022;  Existing Floor Plan, scale 1:50, drawing ref 22/03341/02, received 24<sup>th</sup> May 2022;  Existing Elevations, scale 1:100, drawing ref 22/03341/03, received 24<sup>th</sup> May 2022;  Proposed Floor Plan, scale 1:50, drawing ref 22/0334/04, received 24<sup>th</sup> May 2022;  Proposed Elevations, scale 1:100, drawing ref 22/0334/06 Rev A, received 20<sup>th</sup> July 2022;  Sectional Elevation AA, scale 1:50, drawing ref 22/0334/07, received 24<sup>th</sup> May 2022;  Proposed Foundations and Drains, scale 1:50, drawing ref 22/0334/08, received 24<sup>th</sup> May 2022;  Proposed Block Plan, scale 1:200, drawing ref 22/0334/09, received 24<sup>th</sup> May 2022.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> </li> <li> <p>Prior to its first installation full details of the new boundary treatment that is to be installed shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be maintained as such</p> </li> </ol>

thereafter.

Reason

To ensure satisfactory appearance in accordance with Policy DM18 of the Copeland Local Plan.

**Informative Note**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

**Case Officer: C. Unsworth**

**Date : 20/07/2022**

**Authorising Officer: N.J. Hayhurst**

**Date : 22/07/2022**

**Dedicated responses to:- N/A**